

FORM A - APPLICATION COVER LETTER

Framingham Planning Board

Memorial Building * Room B-37 * 150 Concord Street

Framingham, MA 01702-8373

(508) 532-5450 * planning.board@framinghamma.gov



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Town Clerk Stamp

Office Use Only	Project Number: PB-020-16	Public Hearing Date: 6/14/2016	Filing Fee: \$1000
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In accordance with the requirements set forth in the Town of Framingham Zoning By-law, the undersigned hereby petitions the Planning Board for one or more approvals for the premises indicated below.

General Property Information

Applicant's Information

Name: Kendall Street Realty Trust

Phone: 508-958-1243

Address: P.O. Box 218 Sherborn, MA 01770

Email: n_teti@msn.com

Project Contact Information

Name: Pat Teti

Phone: 508-958-1243

Address: P.O. Box 218, Sherborn, MA 01770

Email: n_teti@msn.com

Property Owner Information (if different than Applicant)

Name: Same as applicant

Phone: _____

Address: _____

Email: _____

Engineer/Land Surveyor Information

Name: Connorstone Engineering, Inc.

Phone: 508-393-9727

Address: 10 Southwest Cutoff, Suite 7, Northborough, MA 01532

Email: vc@csei.net

General Property Information

Property Address(es): 0, 92 & 110 Kendall Ave., & 9999 (RR) Kendall Lane

Framingham Assessor's Information:

Parcel I.D: 137-54-2090-000, 137-54-1037-000

Parcel I.D: 137-54-0190-000

Parcel I.D: 137-54-1106-000

Zoning District: G- general residence

Overlay District: None

Precinct Number: P16

The record title stands in the name of: Kendall Street Realty Trust, Nancy Teti, trustee

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Submission Type (Please check all that apply and complete respective forms)

FORMS A, B, and C ARE REQUIRED

<input type="checkbox"/>	Site Plan Review Major (FORM E)
<input type="checkbox"/>	Site Plan Review Minor (FORM E)
<input type="checkbox"/>	Modification to Site Plan of new gross floor area greater than 1,000 sq. ft. of new gross floor area (FORM G)
<input type="checkbox"/>	Minor Modification to an Approved Site - Minor Engineering Change (FORM G)
<input type="checkbox"/>	Minor Modification to an Approved Site - Insignificant Plan Change (FORM G)
<input type="checkbox"/>	Special Permit (FORM L)
<input type="checkbox"/>	Special Permit - Land Disturbance (FORM J)
<input type="checkbox"/>	Special Permit - Neighborhood Cluster Development (FORM L)
<input type="checkbox"/>	Special Permit - Agriculture Preservation Development or Open Space Cluster Development (FORM L)
<input type="checkbox"/>	Special Permit - Planned Unit Development (PUD)
<input type="checkbox"/>	Modification to Special Permit (FORM G)
<input type="checkbox"/>	Extension of Time - Approved Site Plan Review and/or Special Permit (FORM H)
<input type="checkbox"/>	Repetitive Petition - Consideration of a petition for a rehearing from the Zoning Board of Appeals (FORM L)
<input type="checkbox"/>	Public Way Access Permit (FORM F)
<input type="checkbox"/>	Scenic Roadway Modification (FORM I)
<input type="checkbox"/>	Approval Not Required (FORM K)
<input checked="" type="checkbox"/>	Preliminary Subdivision
<input type="checkbox"/>	Definitive Subdivision
<input type="checkbox"/>	Application to Modify Zoning District
<input type="checkbox"/>	Other:

Authorized Signature – Applications shall not be accepted without a required signature

As the Owner (or authorized designee), I make the following representations:

0, 92, 110 Kendall Ave. &

1. I hereby certify that I am the owner (or authorized designee) of the property located at 9999 (RR) Kendall Lane

2. I hereby certify that the applicant named on this application form has been authorized by the owner to apply to develop and/or use the property listed above for the purposes indicated in this application package.

3. I hereby certify that the agent, engineer, and/or architect listed on this application have been authorized to represent this application before the Planning Board to conduct site visits on the property.

4. I will permit the Planning Board to conduct site visits on the property.

5. Should the ownership of this parcel change before the Planning Board has acted on this application, I will provide updated information and new copies of this signature page.

Owner (or authorized designee) Name: George F. Connors Esq.

Owner (or authorized designee) Signature: 

** If applying on-line by typing your name in the above boxes you certify, under the pains and penalties of perjury, that the information on this application is true and complete.*

Project Description – Brief description of the project

Proposed 8 lot residential subdivision with a 447 foot long dead end roadway with access off Kendall Ave.

List of all submitted materials (include document titles and dates) below.

"Preliminary Plan" of Kendall Corner Subdivision, on Kendall Ave., in Framingham, MA, Dated March 14, 2016.

Zoning and Use of Surrounding Property Information

	Zoning Designation	Land Use
Parcel(s) of the North	N/A Town Line	Residential
Parcel(s) of the East	G - General Residence	Vacant
Parcel(s) of the South	G - General Residence	Residential
Parcel(s) of the West	G -General Residence	Residential

Fiscal Information

Current Assessed Value of the Site	\$ 220,200
Estimated Value of Project-related Improvements	\$ 2,400,000 (avg. \$300,000 house)
Current Total Local Tax Revenue from Site	\$ 3,827 @ tax rate of \$17.38/1,000
Estimated Post-development Local Tax Revenue	\$ 42,720 @ tax rate of \$17.38/1000
Estimated Number of Project Related Jobs Created	Construction Jobs: 20 Infrastructure / 50 Construction
	Permanent Jobs: 0 Part-time Jobs: 12

CLICK BELOW TO SUBMIT THIS FORM TO THE PLANNING BOARD

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